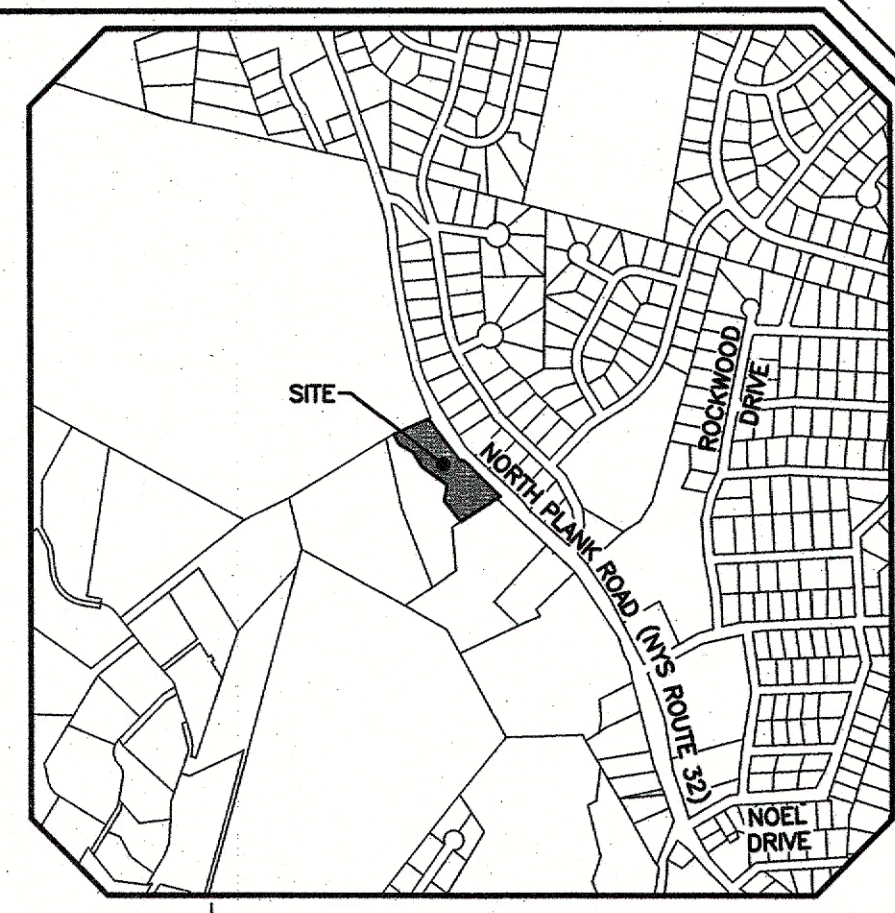
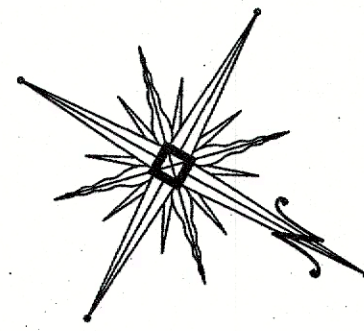


TILLSON CORP.

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK



LOCATION MAP
SCALE: 1"=1,000'

GENERAL NOTES

1. TAX MAP DESIGNATION SECTION 42 BLOCK 1 LOT 2.222.
2. TOTAL AREA OF PARCEL: 2.42± ACRES.
3. PROPERTY LIES WITHIN THE RESIDENTIAL (R3) ZONING DISTRICT.
4. PROPERTY LIES WITHIN THE NEWBURGH SCHOOL DISTRICT.
5. PROPERTY LIES WITHIN THE CRONOMER VALLEY FIRE DISTRICT.
6. PROPOSED PROJECT TO BE SERVED BY CENTRAL WATER AND SEWER FACILITIES.
7. ALL UTILITY SERVICE TO THE SITE SHALL BE UNDERGROUND.

CONSTRUCTION NOTES

1. PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES FOR UTILITY MARK OUTS. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO UTILITIES IN THE EVENT OF DAMAGE.
2. PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES LOCATIONS, ELEVATIONS, INVERTS, ETC. AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
3. CONTRACTOR IS TO COORDINATE NEW UTILITY SERVICES WITH ALL UTILITY COMPANIES.
4. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC MAINTENANCE.
5. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PROJECT SAFETY REQUIREMENTS.

PARKING CALCULATIONS

RETAIL STORE, SHOPPING CENTER,
AND PERSONAL SERVICE STORE = 3,600 SQ.FT. TOTAL

(1 SPACE PER 150 SQ.FT.)
3,600 SQ.FT. x 1 SPACE/150 SQ.FT. = 24 SPACES

STORAGE = 3,600 SQ.FT. TOTAL

(PARKING AREA RESERVATION
EQUIVALENT TO THE TOTAL GROUND
COVERAGE OF THE BUILDING, WITH A
MINIMUM OF 2 IMPROVED SPACES
PER 3 EMPLOYEES ON THE PREMISES
AT ANY 1 PERIOD OF TIME, WITH A
MINIMUM OF 2 SPACES) = 6 SPACES

TOTAL REQUIRED = 30 SPACES
TOTAL PROPOSED = 30 SPACES

WATER USE CALCULATIONS:

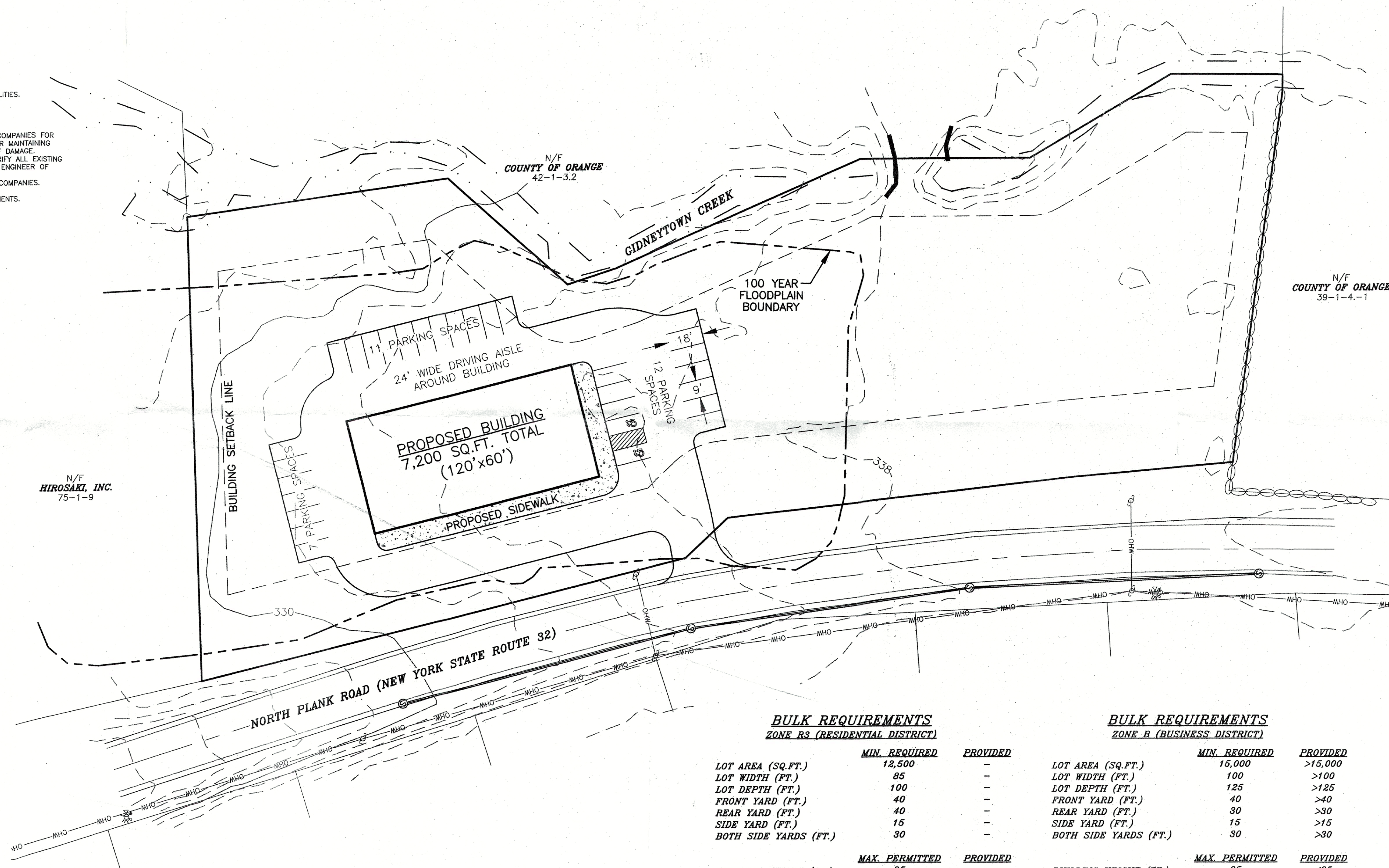
PROPOSED BUILDING: 3,600 SF DESIGNATED FOR RETAIL
STORE, SHOPPING CENTER,
AND PERSONAL SERVICE STORE
3,600 SF DESIGNATED FOR STORAGE

RETAIL STORE, SHOPPING CENTER, PERSONAL SERVICE STORE:
USE 0.10 GPD/SF
3,600 SF x 0.10 GPD/SF = 360 GPD

STORAGE:
USE 0.01 GPD/SF
3,600 SF x 0.01 GPD/SF = 36 GPD
TOTAL = 396 GPD

REDUCE FLOW BY 20% FOR POST 1994 PLUMBING FIXTURES
396 GPD x 80% = 317 GPD

TOTAL ANTICIPATED WATER USAGE = 317 GALLONS PER DAY



BULK REQUIREMENTS ZONE R3 (RESIDENTIAL DISTRICT)

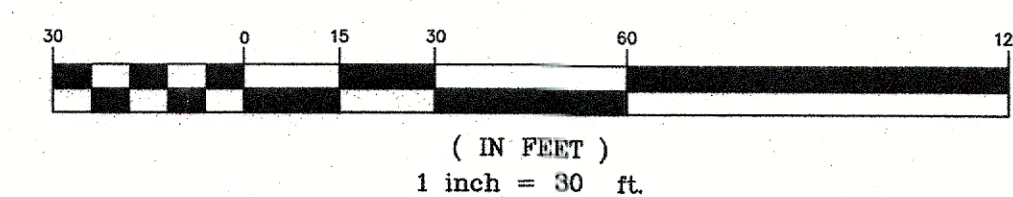
	MIN. REQUIRED	PROVIDED
LOT AREA (SQ.FT.)	12,500	-
LOT WIDTH (FT.)	85	-
LOT DEPTH (FT.)	100	-
FRONT YARD (FT.)	40	-
REAR YARD (FT.)	40	-
SIDE YARD (FT.)	15	-
BOTH SIDE YARDS (FT.)	30	-
	MAX. PERMITTED	PROVIDED
BUILDING HEIGHT (FT.)	35	-
IMPERVIOUS COVERAGE (%)	30	-

BULK REQUIREMENTS ZONE B (BUSINESS DISTRICT)

	MIN. REQUIRED	PROVIDED
LOT AREA (SQ.FT.)	15,000	>15,000
LOT WIDTH (FT.)	100	>100
LOT DEPTH (FT.)	125	>125
FRONT YARD (FT.)	40	>40
REAR YARD (FT.)	30	>30
SIDE YARD (FT.)	15	>15
BOTH SIDE YARDS (FT.)	30	>30
	MAX. PERMITTED	PROVIDED
BUILDING HEIGHT (FT.)	35	<35
IMPERVIOUS COVERAGE (%)	80	<80

- USE VARIANCES REQUIRED:
- STORAGE BUILDINGS UP TO 50% OF THE FLOOR AREA OF THE PRINCIPAL BUILDING
 - RETAIL OUTLETS

GRAPHIC SCALE



RECORD OWNER/APPLICANT
SECTION 42 BLOCK 1 LOT 2.222
TILLSON CORP.
6020 ROUTE 9W
NEWBURGH, NY 12550

DATE	DESCRIPTION	INITIALS
01-22-25	REVISIONS PER TOWN COMMENT LETTER 12/11/24	NR
11-20-24	ORIGINAL PREPARATION DATE	NR

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10824 (845) 284-0008

2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 706-0646

STATE OF NEW YORK
MICHAEL F. CROGAN P.E.
LICENSE NO. 056023

DATE: 12/2/25

TILLSON CORP.
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

SITE PLAN

SECTION 42 BLOCK 1 LOT 2.222

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. N/A OF N/A D.E.C. SHEET NO. 1 OF 1 DRAWING NUMBER

SCALE 1"=30' OAD REFERENCE 54108.01 ENGRASE PROJECT NUMBER 54108.01

